



Craigie Avenue Precinct, Kanwal
Request No. RZ/3/2012

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Part 1 Objectives or Intended Outcomes

To enable the redevelopment of certain land in Kanwal to provide for a range of land uses which will support the adjacent Wyong Hospital Precinct as a specialist centre along with the protection of a relatively small section of vegetated and flood prone to the south of the Precinct. The subject land will be identified as the Craigie Avenue Precinct hereafter and is identified in Figure 1 below.



Figure 1 – Craigie Avenue Precinct and surrounding land highlighted in green

Note: The initial Planning Proposal was lodged with Council by Seaforth Securities for Lot 1 DP 608551 (large lot to the south of Craigie Avenue) only. Council has since Resolved to pursue the rezoning of all the land identified as "Proposed Employment Area" in this locality under the North Wyong Structure Plan as part of this Planning Proposal.

Part 2 Explanation of Provisions

The proposed outcome will be achieved by:

Amendment of Wyong Local Environmental Plan (LEP) 2012 Land Zoning Map, Building Height Map and Floor Space Ratio Map.

In accordance with *A Guide to Preparing Planning Proposals October 2012 – Part 2.1*, at this stage for this proposal, it is not considered appropriate to identify the mechanism (zoning) by which the Intended Outcomes will be achieved.

The B6 zone is considered that the most appropriate zoning to achieve the Intended Outcome (with a section of vegetated and flood prone land to the south zoned E2) however a more stringent Local control may be required to ensure that land uses adequately relate to the adjacent Hospital Precinct.

The applicant has proposed building height varying from 12 to 18 metres and a maximum FSR of 1.5:1. These provisions will need to be further developed in consideration of appropriate land uses and urban design.

Note: Given the pending exhibition of Wyong LEP 2012 and the relatively “early” stage of this Planning Proposal amendment to Wyong LEP 1991 has not been considered.

Part 3 Justification

Section A – Need for the Planning Proposal

1. Is the Planning Proposal a result of any Strategic Study or report?

There has been no specific study or report has been produced for the re-development of this site, rather it is in response to the studies and reports described in the Strategic Planning Framework discussed within Section B below.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The site is currently zoned 10(a) (Investigation Precinct Zone) under Wyong LEP 1991. Generally, this zoning was established across the Shire to identify land that may have development or conservation potential subject to further investigation and to restrict any intensification of the development of the land in the interim. A zoning change is therefore required to achieve the Intended Outcome.

Council’s Standard Instrument Local Environmental Plan is due to commence Public Exhibition, 26 November 2012. The proposed zoning for the entire Craigie Avenue Precinct under LEP 2012 is RU6-Transition which is similar in its restrictiveness to the existing 10(a) Zone.

Section B – Relationship to strategic planning framework

3. Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy?

Central Coast Regional Strategy

The Central Coast Regional Strategy was adopted in 2008 and identifies, “a need for an additional 39,500 dwellings in Wyong Shire by the year 2031” and “the creation of 45 000 new jobs over the next

25 years". The Strategy identifies redevelopment of Wyong Hospital as part of the State Infrastructure Strategy for the Central Coast.

Regional challenges acknowledged in the Strategy include "implementing a centres hierarchy that clearly defines the roles and relationships of centres" and "revitalizing town centres to attract both residential and business investment". The Strategy requires local Council's to determine the form, location and desired character for each centre. The area around Wyong Hospital has the potential to develop as a Specialist Centre for the purposes of the Strategy which will provide for important diversity in jobs within the Wyong Local Government Area without impacting on the potential for revitalization and development of town centres for housing and employment.

The Strategy indicates that "the North Wyong Shire Structure Plan will consider the future supply areas of employment lands and their relationship to other uses in that area".

North Wyong Shire Structure Plan

The North Wyong Shire Structure Plan (NWSSP) indicates that, "the North Wyong area will have the capacity for 17 000 new dwellings and 12 000 new jobs to 2031". Of these jobs at least 4,800 must be created outside of the Warnervale Town Centre or the Wyong Employment Zone.

Section 2.5.2 of the NWSSP indicates that "new jobs are likely to be located in new centres and specialised employment areas that form around major employment nodes such as Wyong Hospital". In addition Section 4.2 - Implementation –Wyong Local Environmental Plan 2012 indicates that with regard to Investigation Zones, "there may be other zones that are appropriate depending on the lands characteristics and its designation under the Structure Plan Map". The site is identified in the NWSSP Map as a Proposed Employment Area.

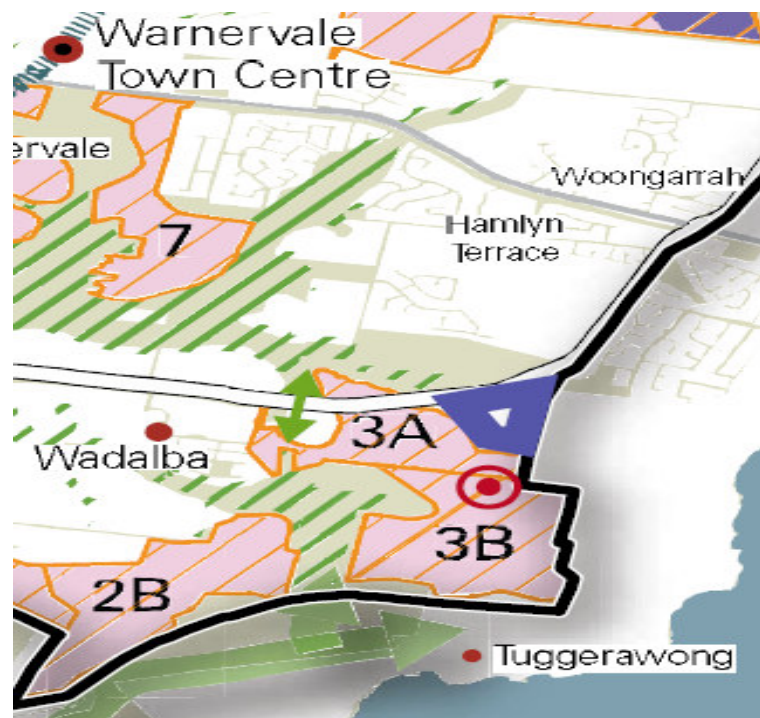


Figure 2 – Purple triangle identifies the site as a Proposed Employment Area in the NWSSP

Draft Settlement Strategy and existing Residential Development Strategy

The land is currently zoned 10(a) Urban Investigation under Wyong Local Environmental Plan 1991 (WLEP) and is identified within Precinct 8b in the Wyong Residential Development Strategy 2002 (RDS), an area considered suitable for potential urban release in the medium term.

Wyong Shire Council's Draft Settlement Strategy identifies this proposed rezoning as a high or No.1 priority (further discussed below).

4. Is the planning proposal consistent with a Council's local strategy, or other local strategic plan?

Draft Settlement Strategy

Wyong Shire Council's Draft Settlement Strategy is due to commence public exhibition 26 November 2012 and has been used to inform draft Wyong Local Environmental Plan 2012. Wyong Shire Council's Draft Settlement Strategy – Section 9 – Land Use Strategy recognises that this proposed rezoning has been submitted and identifies the processing of this proposal as a "high or No.1 priority".

Wyong Shire Council Strategic/ Annual Plan

Wyong Shire Council Strategic Plan 2012-16 was adopted 23 May 2012. The Annual Plan and 4 Year Delivery Plan are Council's short to medium term plans that sit within the Strategic Plan and outline the strategic role that Council will play in delivering the community's strategic vision. Council has 12 Principal Activities, each activity provides a set of services to the community and the Delivery Plan and Annual Plan show the net cost of each service.

The following Table lists the 12 Principal Activities, identifies any relevant service, related key actions & objectives and relationship to the proposal.

<i>Principal Activity</i>	<i>Service</i>	<i>Key Action and Objectives</i>	<i>Funding Source and Description</i>	<i>Impact on Key Performance Indicators/ Service Performance Indicators</i>
1 Community & Education	1.01 Community Cultural Development	Provide and maintain community facilities across the Shire	Developer Contributions	Potential to develop and enhance community facilities in this area.

Principal Activity	Service	Key Action and Objectives	Funding Source and Description	Impact on Key Performance Indicators/ Service Performance Indicators
2 Community Recreation	2.01 Open Space 2.02 Sport, Leisure & Recreation	Provide and maintain open space, sports fields and recreation facilities across the Shire	Developer Contributions	Marginal increase in utilisation of facilities. Additional contributions will be collected.
3 Economic & Property Development		There will be a strong sustainable business sector		The development of this site provides opportunity for new business opportunities taken advantage of the location near the Hospital
4 Council Enterprises	None relevant			
5 Regulatory	None relevant			
6 Environment & Land Use	6.02 Environment & Natural Resources	Preparation/implementation of Natural Resources Strategy and Biodiversity Management Plan		Strategies still in preparation – KPIs to be developed
	6.03 Land Use Planning & Policy Development	Increase revenue from full cost recovery and rezoning fees	Developer Funded	No net cost to Council in assessing this proposal.
7 Waste	7.01 Waste	Provide regular domestic waste & recycling service	Revenue	Marginal increase in number of collections per week when developed.
8 Roads & 9 Drainage	None relevant	Ease of Travel	Developer Funded	Potential upgrade of roads and drainage required

Principal Activity	Service	Key Action and Objectives	Funding Source and Description	Impact on Key Performance Indicators/ Service Performance Indicators
10 Water & 11 Sewerage Services	10.01 Water & Sewerage	Provide safe & reliable drinking water and the treatment and disposal of sewerage collected. Provide essential community services in cost effective & sustainable manner	Developer funded Contributions Revenue	New local reticulation infrastructure to be constructed at developer cost Increased head works contributions will be collected Additional rate revenue will be generated
12 Administration	None relevant			

5. *Is the planning proposal consistent with applicable state environmental planning policies?*

SEPP	Consistency
SEPP 55 – Remediation of Land This SEPP aims to promote the remediation of contaminated land for the purposes of reducing the risk to human health and/or the environment.	The various parcels within the Craigie Avenue precinct are used for a variety of purposes including single residential dwellings, veterinary surgery, truck and bus rental yard and service station/general store. It is acknowledged that some of these land uses may have resulted in potential land contamination and will require some remediation. It is unlikely that any of the remediation required would preclude the cost-effectiveness of the rezoning of the land. It is considered that this planning proposal does not need to be supported by a preliminary contaminated land assessment. A preliminary assessment report will be prepared following Gateway Determination for the rezoning proposal.
SEPP (Exempt and Complying Development Codes) 2008	The Planning Proposal does not include any specific provisions relating to Exempt and Complying Development, nor does it contradict or repeat any provisions in the SEPP (Exempt and Complying Development Codes) 2008.
SEPP 64 – Advertising and Signage	Development applications for future development

This SEPP aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high quality design and finish. The SEPP also regulates outdoor advertising in transport corridors and aims to ensure public benefits may be derived from advertising along and adjacent to transport corridors.	on the land will need to comply with the requirements of the SEPP, Exempt and Complying Development SEPP and Council's Signage and Advertising DCP Chapter. The planning proposal will not result in development outcomes which are inconsistent with the objectives of the SEPP or which would require advertising structures which would not comply with the provisions of the SEPP.
SEPP 65 – Design Quality of Residential Flat Buildings Aims to raise the design quality of residential flat development across the state through the application of a series of design principles.	Flat buildings may be constructed under the definition of shop top housing in the B6 zone. It is intended to develop Urban Design Guidelines for the Craigie Avenue Precinct. These Guidelines, application of the SEPP, Council's DCP and height and FSR requirements of the LEP shall ensure development is suitable for the locality.
SEPP No. 22 – Shops and Commercial Premises	The SEPP is not applicable to the site under the current zoning but may come into effect if the Planning Proposal is approved and permits commercial development.
SEPP (Infrastructure) 2007 Provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process.	Development of the land is likely to result in what is considered Traffic Generating Development under the SEPP. Development of the site adjacent to the Pacific Highway and signalized intersection will require the input of RMS. A report on Traffic and Transport and consultation with RMS will occur following Gateway Determination of this proposal.
SEPP No.71 – Coastal Protection	Relevant Matters for Consideration include the: - * Suitability of Development – to be addressed by Urban Design and DCP Considerations * Water Quality/ Animal & Plant Conservation – Information on suitable water quality treatment to be provided prior to final approval.

6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

Ministerial Directions under s.117 of the Act relevant to the planning proposal are addressed below,

Ministerial Direction	Consistency
1.1 Business and Industrial Zones The objectives of this direction are to encourage employment growth in suitable locations, protect employment land in business and industrial zones, and support the viability of identified	This planning proposal is consistent with this direction as it creates new employment land without impacting on existing employment and industrial areas or on existing centres. It will assist in the creation of a more viable specialized centre

strategic centres.	based around the Wyong Hospital.
2.1 Environmental Protection Zones The objective of this direction is to protect and conserve environmentally sensitive areas.	It is considered that the planning proposal is consistent with this direction. The southern boundary of the precinct is formed by a drainage line containing Paperbark Forest, a small part of which is within Lot 1 DP 608551. This land will be considered for an appropriate environmental zone with Wyong LEP2012.
2.2 Coastal Protection Aims to implement the principles in the NSW Coast Policy. Applies when a planning proposal applies to land in the coastal zone as defined in the Coastal Protection Act 1979.	Lots facing Wiowera Road fall within the Coastal Protection Zone. The site is just over a kilometre from the western shore of Tuggerah Lake and approximately 7 kilometres from the coast. Development of the land will be required to ensure protection of the vegetation and waterway to the south of the site. Development proposals will be required to consider the Coastal Design Guidelines and SEPP 71.
3.1 Residential Zones Aims to encourage a variety and choice of housing types to provide for existing and future housing needs, to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and to minimise the impact of residential development on the environmental and resource lands. Applies when a planning proposal affects land within an existing or proposed residential zone, and any other zone in which significant residential development is permitted or proposed to be permitted.	If a B6 zone or similar is adopted, shop top housing will be permissible and controlled by FSR and Height mapping. Surrounding development is generally single dwellings and retirement villages. Some form of unit development will provide housing choice especially for the employees and users of the hospital facilities.
3.3 Home Occupations Aims to encourage the carrying out of low impact small business in dwelling houses. Applies when the relevant planning authority prepares a planning proposal.	Home Occupations are Exempt Development under SEPP Exempt and Complying Development and draft Wyong LEP 2012. These provisions are likely to apply in this locality.
3.4 Integrating Land Use & Transport Aims to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts to achieve: improving access to housing, jobs and services by walking, cycling and public transport; increasing choice of available transport and reducing transport on cars; reducing travel demand; supporting efficient and viable public transport	The subject site is located adjacent to the Pacific Highway and Wyong Hospital so is located on an established public transport and freight route which can be upgraded if required. The proposal will provide employment opportunities for local residents reducing the need for commuting.

services; and provide for efficient movement of freight. Applies when a planning proposal creates alters or moves a zone or provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.	There is opportunity for the provision of some residential accommodation which may be appropriate for those employed on site and the adjacent hospital site. An upgrade of roadworks and public transport facilities will need to be addressed.
4.2 Mine Subsidence and Unstable Land The objective of this direction is to prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence	The site is within the Swansea-North Entrance Mine Subsidence District and will be subject to design parameters for subsidence. However, given adjoining residential development, Wyong Hospital and other significant development, the likely subsidence parameters will not be inconsistent with the form of development to be permitted under the planning proposal.
3.5 Development Near Licensed Aerodromes Aims to ensure the effective and safe operation of aerodromes, their operation is not compromised by development which constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity, development for residential purposes or human occupation (within the ANEF contours between 20 & 25) incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise. Applies when a planning proposal creates, alters or removes a zone or provision relating to land in the vicinity of a licensed aerodrome.	In accordance with Wyong LEP 1991 any structure greater than 15m above existing ground level on the subject site may affect Warnervale Airport operations. The proponent has requested an 18 m height limit be considered. This issue can be further considered in establishing the Building Height Map along with urban design and land use considerations. Site is located well beyond ANEF 20 contour
4.1 Acid Sulfate Soils Aims to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils. Applies when a planning proposal applies to land having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps.	Site is located outside of areas known to potentially contain acid sulfate soils.
4.2 Mine Subsidence & Unstable Land Aims to prevent damage to life, property and the environmental on land identified as unstable or potentially subject to mine subsidence. Applies when a planning proposal permits development on land which is within a mine subsidence district, or identified as unstable in a study or assessment undertaken by or on behalf of the relevant planning authority or other public authority and provided to the relevant planning authority.	While there may be some restrictions, mines subsidence requirements are unlikely to preclude the development of this site. Consultation with the Mines Subsidence Board will be required as part of the rezoning process.
4.3 Flood Prone Land	The majority of the site is flood free although a

The objectives of this direction are to ensure that development of flood prone land is consistent with the NSW Government Flood Prone Land policy, the principles of the Floodplain Development Manual 2005 and to ensure the provisions of an LEP on flood prone land is commensurate with the flood hazard.	small part of the southern portion of Lot 1 DP 608551 is flood prone as a result of local flooding upstream of the Pacific Highway. This area is contiguous with the Paperbark Forest and there will generally not be flood prone land included within the developable area. Any encroachment will be minor and able to be addressed through siting and design considerations within the future development application process.
4.4 Planning for Bushfire Protection This direction provides requirements to be fulfilled for draft LEPs that affect land mapped as bushfire prone land. The objectives of the direction are to protect life, property and the environment from bushfire hazard by discouraging the establishment of incompatible land uses in bushfire prone areas and to encourage sound management of bushfire prone areas.	The subject site is mapped as bushfire prone land and buffer area by virtue of the paper bark forest to the south. However, as Lot 1 is the largest parcel within the precinct it is considered that any future development can be sited, designed and constructed to mitigate the bushfire threat. There will be no difficulty complying with <i>Planning for Bushfire Protection 2006</i> as part of the development application/assessment process. A Bushfire Assessment report will be prepared following Gateway Determination for the rezoning proposal and will inform preparation of setback and APZ controls for inclusion in a subsequent DCP.
5.1 Implementation of Regional Strategies The objective of this direction is to ensure draft LEPs are consistent with regional strategies such as the Central Coast Regional Strategy.	The planning proposal is considered to be consistent with the Central Coast Regional Strategy and the sub-regional North Wyong Shire Structure Plan. The planning proposal is consistent with a key objective of the CCRS to increase the current level of employment self-containment on the Central Coast and is also consistent with the North Wyong Shire Structure Plan which identifies the potential to grow a Specialised Centre around the Wyong Hospital.
6.1 Approval and Referral Requirements Aims to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	The planning proposal will not seek to include provisions which require concurrence from other agencies.
6.2 Reserving Land for Public Purposes Aims to facilitate the provision of public services and facilities by reserving land for public purposes, and facilitate the removal of reservations of land for public purposes where land is no longer required for acquisition. Applies when the relevant planning authority prepares a planning proposal.	RMS are a landowner within the Precinct and will be consulted as part of the process as both landowner and relevant Roads Authority

6.3 Site Specific Provisions Aims to discourage unnecessarily restrictive site specific planning controls. Applies when the relevant planning authority prepares a planning proposal to allow particular development to be carried out.	LEP will contain land use, height and FSR restrictions. If supported any site specific provisions will be provided in a Development Control Plan.
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Section C – Environmental, Social and Economic Impact

7. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?*

The vegetated land to the south of the Precinct is identified as the Endangered Ecological Community (EEC) "Disturbed Swamp Oak Sclerophyll Forest".

The paperbark forest along the southern border of the site was considered as part of DA1009/2008 for a residential care facility and was not identified to contain threatened species, nor to comprise an Endangered Ecological Community.

The vegetation communities within the area are shown in the following extract of Council's vegetation mapping.



Figure 3 – Vegetation mapping – Craigie Avenue area

While the developable area will be located clear of existing vegetation further investigation of the type and health of vegetation present along with the impact of development taking place adjacent to this vegetation is to be undertaken prior to any public notification of this proposal.

8. *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

Bushfire

Lot 1 DP 608551 includes a small area mapped as bushfire prone land and as buffer land. However, provision of an Asset Protection Zone consistent with *Planning for Bushfires 2006* can be addressed at the development application stage as the site is sufficiently large to provide a high degree of flexibility in siting and design of any future development. A Bushfire Assessment report will be prepared following Gateway Determination for the rezoning proposal and will inform preparation of setback and APZ controls for inclusion in a subsequent DCP. The site and bushfire prone areas are shown below as an extract of Council's bushfire prone land mapping (bushfire prone vegetation in yellow and buffer area in red).



Figure 4 – Bushfire Prone area

Flooding

A small part of Lot 1 DP 608551 is subject to flooding. However, this area is contiguous with the area of remnant vegetation on the site and with the area proposed to be zoned for environmental protection under this rezoning in Wyong LEP2012 rather than for business purposes. Figure 7 shows the area affected by the 1% AEP flood as indicated in Council's most recent flood studies.

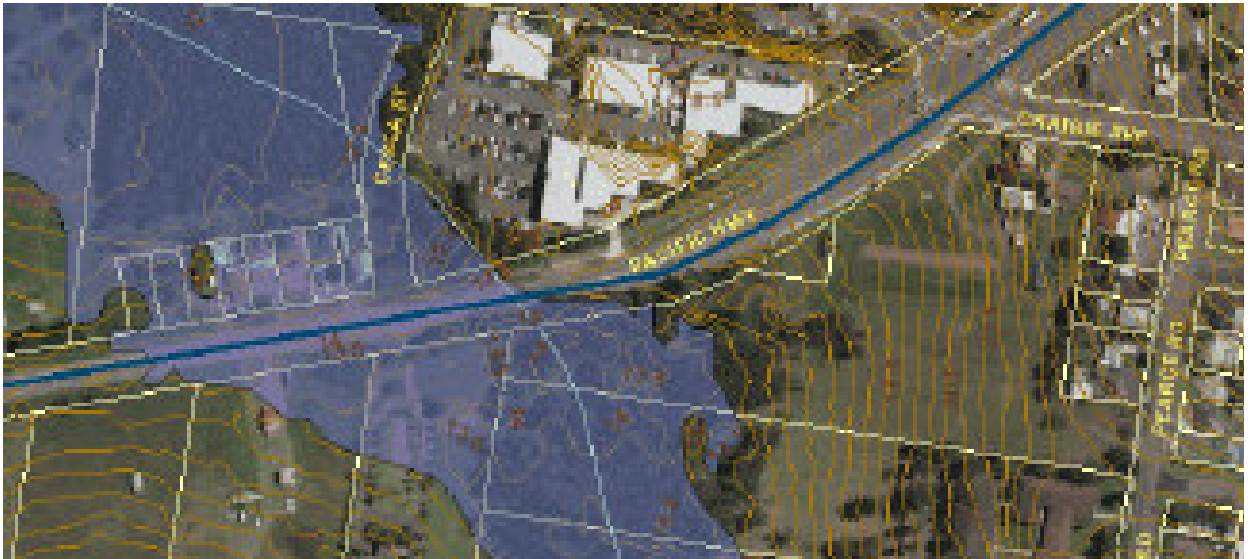


Figure 5 – Flood prone land

Traffic generation

The planning proposal will result in an increase in traffic generation in the immediate locality due to development of a number of new uses. There are a number of existing commercial uses within the Craigie Avenue Precinct and traffic generation from those particular sites would not be expected to increase. This includes the existing uses on the Pearce Road sites adjoining the subject site.

For example, Lot 1 is likely to have potential for development of a range of uses under a B6 Enterprise Corridor Zone (or similar) and therefore any traffic assessment will need to consider the potential traffic generation of a mix of uses. Using the traffic generation rates as set out in the RTA Guide to Traffic Generating Developments, one potential scenario would be:

- 50 bed private hospital – peak hour vehicle trips = 30
- 1000 m² specialist medical – peak hour vehicle trips = 100
- 100 unit motel/hotel – peak hour vehicle trips = 40
- 500 m² commercial – peak hour vehicle trips = 10
- 90 m² service station – peak hour vehicle trips = 60
- Fast food restaurant – peak hour vehicle trips = 100

Given the potential for a higher level of traffic generation from an alternative mix of uses under the B6 Enterprise Corridor Zone a Traffic and Transport Assessment will be prepared following Gateway Determination for the rezoning proposal. In addition to assessment of the capacity of the existing signalized intersection of Craigie Avenue and Pacific Highway, the assessment will consider capacity and safety of the immediately surrounding local road system and public transport potential.

Traffic management in terms of appropriate site access and egress will also be addressed in the Traffic and Transport Assessment at a general level to establish any relevant parameters to be included in a DCP to guide future assessment of any detailed development proposal.

Visual amenity and landscape character

The site is located along the important Pacific Highway corridor and appropriate setbacks from the highway and a high standard of building design will be required. The building form is proposed to be

managed in the first instance through building height and floor space ratio controls to be included in the LEP and secondly through appropriate development controls in the Council's DCP. The design controls for the site will be developed jointly by Council and the applicant following a Gateway Determination for the rezoning.

9. How has the planning proposal adequately addressed any social and economic effects?

Social

The rezoning of the land will create a demand for community, cultural and recreational services. The Shire Wide Contributions Plan (library stock, performing arts centre, public art commissions, regional open space and shire cycleway network and administration costs) will apply to future development of the land. The development will generate an increase in the demand for these services and facilities and will be required to contribute under the Plan and meet its share of the cost of these services.

Development under a B6 Enterprise Corridor Zone or similar is likely to include a range of uses from health services to temporary accommodation/motels. There are unlikely to be any significant social impacts arising from the planning proposal, although provision for the expansion of specialist and support health services near the hospital and potentially short term accommodation for visitors, within a mix of uses would have positive social impacts.

Economic

The Planning Proposal has been assessed in terms of Council's Long Term Financial Strategy, Asset Management Strategy and operational budget. Assets likely to be acquired by Council as a result of the development are considered likely to be financially sustainable.

The planning proposal is consistent with regional strategies in providing for new employment land and for diversity in employment types. The expansion of the emerging Specialised Centre based around the Wyong Hospital will be an important contributor to the satisfaction of employment targets for northern Wyong Shire.

Section D – State and Commonwealth Interests

10. Is there adequate public infrastructure for the planning proposal?

Public infrastructure is adequate for the development which would be facilitated by the planning proposal. Water, sewerage, electricity and communications infrastructure are all adequate or can be feasibly upgraded for the proposed development.

11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

No pre-lodgement consultation has been undertaken prior to lodgement. To be completed after Gateway Determination.

Part 4 Mapping

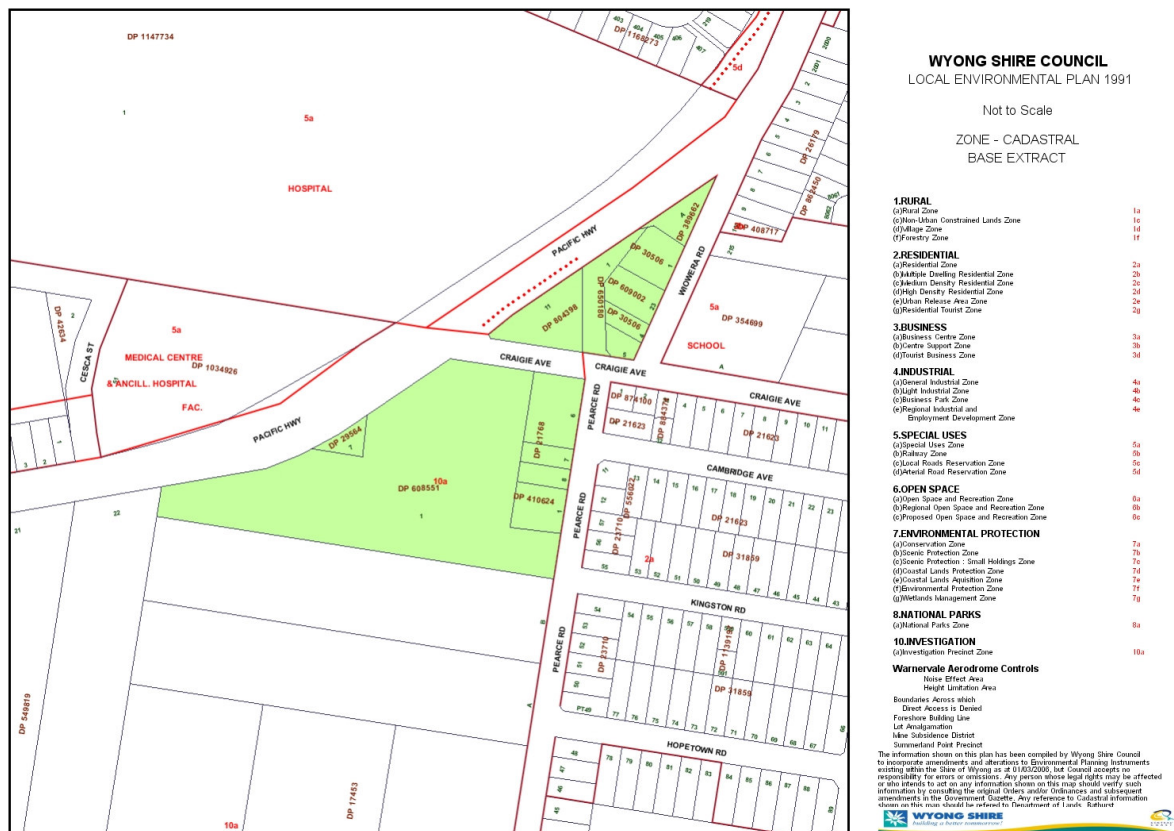


Figure 6 – Wyong LEP 1991 Zone Extract – subject land highlighted in green

Note: As previously discussed draft mapping for new zoning, fsr and building height not prepared at this stage

Part 5 Community Consultation

The proposal involves the rezoning of some 13 parcels of land, involving many different landowners. The Planning Proposal has been proposed by the largest landowner within the Precinct however other landowners were not consulted. Council has since written to the other landowners seeking their comments with regard to the Planning Proposal.

It is recommended that the proposal be publicly exhibited for a period of 28 days. Depending on the timing of approval, the exhibition may be concurrent with Wyong LEP 2012. Notification of the public exhibition is recommended to be placed in the Central Coast Express Advocate and written notification sent to owners adjacent to the site. Notices will be placed on Council's website and a link attached to Council's new ePanel initiative. The Planning Proposal, Gateway Determination, and supporting studies will be made available on Council's website, at Council's Administration Building in Hely Street Wyong. A public hearing is considered unlikely to be necessary.

Attachments and Supporting Documentation

Document	Attached
1. Council Reports and Minutes	